

EXHIBIT “2”



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Case Description

Case ID: 1504T0504
Case Caption: CITY OF PHILADELPHIA VS ITUAH
Filing Date: Wednesday, April 22nd, 2015
Court: REAL ESTATE TAX LIEN PETITION
Location: City Hall
Jury: NON JURY
Case Type: REAL ESTATE TAX LIEN PETITION
Status: ORDER AND DECREE - FINAL DISPO
Cross Reference: TL 243013900

Related Cases

No related cases were found.

Case Event Schedule

No case events were found.

Case motions

No case motions were found.

Case Parties

Seq #	Assoc	Expn Date	Type	Name
1			ATTORNEY FOR PLAINTIFF	ZWOLAK, JAMES J
Address:	MUNICIPAL SERVICES BUILDING 1401 JOHN F. KENNEDY BLV. 5TH FLOOR PHILADELPHIA PA 19102 (215)686-0523	Aliases:	none	
2	1		PLAINTIFF	CITY OF PHILADELPHIA
Address:	c/o LAW DEPARTMENT 1515 ARCH ST, 14TH FLOOR PHILADELPHIA PA 19107	Aliases:	none	
3			DEFENDANT	ITUAH, ABRAHAM
Address:	3843 FAIRMOUNT AVENUE PHILADELPHIA PA	Aliases:	none	
4			PRO SE FILER	ITUAH, ABRAHAM
Address:	PO BOX 7791 PHILADELPHIA PA 19104 (267)471-5511	Aliases:	none	

5	1		ATTORNEY FOR PLAINTIFF	STAVRAKIS, CYNTHIA
Address:	1628 PINE STREET PHILADELPHIA PA 19103 (215)988-0043	Aliases:	none	
6			JUDGE	CARPENTER, LINDA
Address:	294 CITY HALL PHILADELPHIA PA 19107	Aliases:	none	
7			ATTORNEY FOR RESPONDENT	MYLONAS, PETER G
Address:	MARPLE EXECUTIVE CENTER 2725 WEST CHESTER PIKE BROOMALL PA 19008 (610)355-1000	Aliases:	none	

Docket Entries

Filing Date/Time	Docket Type	Filing Party	Disposition Amount	Approval/Entry Date
22-APR-2015 05:15 PM	ACTIVE CASE			23-APR-2015 10:37 AM
Docket Entry:	E-Filing Number: 1504046124			
22-APR-2015 05:15 PM	COMMENCEMENT OF CIVIL ACTION	ZWOLAK, JAMES J		23-APR-2015 10:37 AM
Documents:	Final Cover			
Docket Entry:	none.			
22-APR-2015 05:15 PM	AMENDED TAX CLAIM FILED	ZWOLAK, JAMES J	\$5,468.01	23-APR-2015 10:37 AM
Documents:	3843 Fairmount Avenue.pdf			
Docket Entry:	AMENDED CLAIM FILED. FOR RULE INFORMATION, SEE RECORD.			
22-APR-2015 05:15 PM	CITY CHARGE	ZWOLAK, JAMES J		23-APR-2015 10:37 AM
Docket Entry:	none.			
13-MAY-2015 09:23 AM	RULE ISSUED			13-MAY-2015 12:00 AM
Documents:	RLFTX_5.pdf			
Docket Entry:	RULE ENTERED UPON ALL INTERESTED PARTIES TO SELL THE PREMISES 3843 FAIRMOUNT AVE. AS FULLY DESCRIBED IN THE TAX INFORMATION CERTIFICATE, BY THE SHERIFF OF			

PHILADELPHIA COUNTY BECAUSE OF DELINQUENT REAL ESTATE TAXES, FREE AND CLEAR OF ANY ENCUMBRANCES. EO-DIE PETITION FILED. ...BY THE COURT - CARPENTER, J., 5/8/15				
09-JUL-2015 02:55 PM	AFFIDAVIT OF SERVICE FILED			09-JUL-2015 02:55 PM
Documents:	BRT_3843 Fairmount Avenue_07-09-2015.pdf			
Docket Entry:	AFFIDAVIT OF SERVICE OF PLAINTIFF'S COMPLAINT UPON ABRAHAM ITUAH BY POSTING OF PREMISES ON 07/05/2015 FILED.			
10-JUL-2015 07:56 AM	AFFIDAVIT OF SERVICE FILED			10-JUL-2015 08:56 AM
Documents:	BRT_3843 Fairmount Avenue_07-09-2015.pdf			
Docket Entry:	AFFIDAVIT OF SERVICE OF PLAINTIFF'S COMPLAINT UPON ABRAHAM ITUAH BY POSTING OF PREMISES ON 07/05/2015 FILED.			
04-AUG-2015 06:41 PM	AFFIDAVIT OF SERVICE FILED	ZWOLAK, JAMES J		05-AUG-2015 08:43 AM
Documents:	1504T0504.pdf			
Docket Entry:	AFFIDAVIT OF SERVICE OF UPON BY CERTIFIED MAIL, FIRST CLASS REGULAR MAIL ON 07/20/2015 FILED. (FILED ON BEHALF OF ABRAHAM ITUAH)			
10-AUG-2015 11:37 AM	ORDER AND DECREE - FINAL DISPO			10-AUG-2015 12:00 AM
Documents:	ORDRT_9.pdf			
Docket Entry:	DECREE ENTERED. THE COURT ORDERS AND DECREES THAT THE PREMISES, TO WIT: 3843 FAIRMOUNT AVE, AS FULLY DESCRIBED IN THE TAX INFORMATION CERTIFICATE, SHALL BE SOLD BY THE SHERIFF, CLEAR OF ALL CLAIMS, LIENS, MORTGAGES, GROUND RENTS, CHARGES, AND ESTATES, TO THE HIGHEST BIDDER AT SUCH SALE; AND THE PROCEEDS REALIZED THEREFROM SHALL BE DISTRIBUTED IN ACCORDANCE WITH THE PRIORITY OF SUCH CLAIMS; AND THE PURCHASE AT SUCH SALE SHALL TAKE AND FOREVER THEREAFTER HAVE, AN ABSOLUTE TITLE TO THE PROPERTY SOLD, FREE AND DISCHARGED OF ALL TAX AND MUNICIPAL CLAIMS, LIENS, MORTGAGES, GROUND RENTS, CHARGES, AND ESTATES OF WHATSOEVER KIND, SUBJECT ONLY TO THE RIGHT OF REDEMPTION AS PROVIDED BY LAW. ...BY THE COURT - CARPENTER, J., 8/7/2015			
11-SEP-2015 11:05 AM	AFFIDAVIT OF SERVICE FILED	ZWOLAK, JAMES J		11-SEP-2015 11:05 AM
Documents:	1504T0504.pdf			
Docket Entry:	AFFIDAVIT OF SERVICE OF DECREE UPON ABRAHAM ITUAH BY FIRST CLASS REGULAR MAIL ON 09/03/2015 FILED. (FILED ON BEHALF OF CITY OF PHILADELPHIA)			
21-SEP-2015 02:04 PM	SHERIFF'S SALE (R.E. WRITS)			22-SEP-2015 10:11 AM
Docket Entry:	PROPERTY SOLD TO DIMITRIOS DIMOPOULOS FOR THE SUM OF \$34,500.00 ON 09/16/2015. - WRIT NUMBER 1509-115			
21-SEP-2015	MOTION SET ASIDE SHERIFF SALE	ITUAH, ABRAHAM		21-SEP-2015

02:25 PM				02:32 PM
Documents:	20150921141343681.pdf Motion CoverSheet Form MTSAS_11_001.pdf			
Docket Entry:	43-15092343 RESPONSE DATE 10/13/2015. (FILED ON BEHALF OF ABRAHAM ITUAH)			
13-OCT-2015 05:15 PM	ANSWER (MOTION/PETITION) FILED	STAVRAKIS, CYNTHIA		14-OCT-2015 09:12 AM
Documents:	Ituah_1504T0504.pdf Motion CoverSheet Form			
Docket Entry:	43-15092343 ANSWER IN OPPOSITION OF MOTION SET ASIDE SHERIFF SALE FILED. (FILED ON BEHALF OF CITY OF PHILADELPHIA)			
15-OCT-2015 11:14 AM	MOTION ASSIGNED			15-OCT-2015 11:14 AM
Docket Entry:	43-15092343 MOTION SET ASIDE SHERIFF SALE ASSIGNED TO JUDGE: CARPENTER, LINDA . ON DATE: OCTOBER 15, 2015			
22-OCT-2015 12:42 PM	REPLY FILED	ITUAH, ABRAHAM		22-OCT-2015 12:00 AM
Documents:	REPLY_15.pdf			
Docket Entry:	43-15092343 REPLY TO PLF'S ANSWER IN OPPOSITION OF MOTION SET ASIDE SHERIFF SALE FILED.			
26-OCT-2015 12:03 PM	ORDER ENTERED/236 NOTICE GIVEN	CARPENTER, LINDA		26-OCT-2015 12:03 PM
Documents:	ORDER_16.pdf			
Docket Entry:	43-15092343 IT IS HEREBY ORDERD AND DECREED THAT SAID MOTION TO SET ASIDE SHERIFF'S SALE FILED UNDER CONTROL #15092343 AND THE RESPONSES THERETO, IS BEEN DENIED. ...BY THE COURT: CARPENTER, J. 10/23/15			
26-OCT-2015 12:03 PM	NOTICE GIVEN UNDER RULE 236			26-OCT-2015 01:34 PM
Docket Entry:	NOTICE GIVEN ON 26-OCT-2015 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 26-OCT-2015.			
17-NOV-2015 11:28 AM	MOTION FOR RECONSIDERATION	ITUAH, ABRAHAM		17-NOV-2015 11:29 AM
Documents:	20151117111341020.pdf Motion CoverSheet Form			
Docket Entry:	13-15112413 MOTION FOR RECONSIDERATION OF JUDGE CARPENTER'S ORDER DATED 10/26/15 (FILED ON BEHALF OF ABRAHAM ITUAH)			
18-NOV-2015 10:17 AM	MOTION ASSIGNED			18-NOV-2015 10:17 AM
Docket Entry:	13-15112413 MOTION FOR RECONSIDERATION ASSIGNED TO JUDGE: CARPENTER, LINDA . ON DATE: NOVEMBER 18, 2015			

19-NOV-2015 12:36 PM	ORDER ENTERED/236 NOTICE GIVEN	CARPENTER, LINDA		19-NOV-2015 12:36 PM
Documents:	ORDER_20.pdf			
Docket Entry:	13-15112413 UPON CONSIDERATION OF THE MOTION FOR RECONSIDERATION, AND ANY RESPONSE THERETO, IT IS HEREBY ORDERED AND DECREED THAT MOTION OS DENIED... BY THE COURT: CARPENTER, J. 11/18/2015			
19-NOV-2015 12:36 PM	NOTICE GIVEN UNDER RULE 236			19-NOV-2015 04:16 PM
Docket Entry:	NOTICE GIVEN ON 19-NOV-2015 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 19-NOV-2015.			
02-DEC-2015 12:17 PM	MOTION TO REDEEM PREMISES	ITUAH, ABRAHAM		02-DEC-2015 12:00 AM
Documents:	MTRPR_22_001.pdf			
Docket Entry:	59-15117059 RESPONSE DATE 12-22-15.			
22-DEC-2015 05:09 PM	ANSWER (MOTION/PETITION) FILED	STAVRAKIS, CYNTHIA		23-DEC-2015 08:29 AM
Documents:	Ituah redemption 1504T0504.pdf Motion CoverSheet Form			
Docket Entry:	59-15117059 ANSWER IN OPPOSITION OF MOTION TO REDEEM PREMISES FILED. (FILED ON BEHALF OF CITY OF PHILADELPHIA)			
23-DEC-2015 09:50 AM	AFFIDAVIT OF SERVICE FILED			23-DEC-2015 12:00 AM
Documents:	AFDVT_24.pdf			
Docket Entry:	OF MOTION TO REDEEM PREMISES BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED UPON CITY OF PHILADELPHIA ON 4-DEC-2015.			
24-DEC-2015 09:59 AM	MOTION ASSIGNED			24-DEC-2015 09:59 AM
Docket Entry:	59-15117059 MOTION TO REDEEM PREMISES ASSIGNED TO JUDGE: CARPENTER, LINDA . ON DATE: DECEMBER 24, 2015			
28-DEC-2015 11:23 AM	RULE ISSUED	CARPENTER, LINDA		28-DEC-2015 11:26 AM
Documents:	RLFIS_26.pdf			
Docket Entry:	59-15117059 A RULE IS ISSUED UPON THE REPSONDENT AND THIRD PARTY PURCHASER TO SHOW CASE WHY THE PETITIONER IS NOT ENTITLED TO REDEEM THE SUBJECT PREMISES. HEARING SHALL BE HELD ON FEBRUARY 11, 2016 IN ROOM 232 CITY HALL, AT 2:30PM IN WHICH PETITIONER SHALL BE PREPARED TO PRESENT EVIDENCE OF PETITIONER'S RIGHT TO REDEMPTION AND ABILITY TO PAY THE REDEMPTION AMOUNT WITHIN 30 DAYS. NOTICE OF THE ENTRY OF THIS ORDER SHALL BE PROVIDED TO ALL PARTIES, INCLUDING THIRD PARTY PURCHASER BY PETITIONER. THE RIGHT OF REDEMPTION MAY BE LOST IF			

	PETITIONER FAILS TO TIMELY SERVE THIRD PARTY PURCHASER AND THE CITY, WITH A COPY OF THIS RULE AND THE PETITION. ...BY THE COURT: CARPENTER, J. DECEMBER 28, 2015		
28-DEC-2015 11:23 AM	NOTICE GIVEN UNDER RULE 236		29-DEC-2015 10:21 AM
Docket Entry:	NOTICE GIVEN ON 29-DEC-2015 OF RULE ISSUED ENTERED ON 28-DEC-2015.		
28-DEC-2015 11:27 AM	MOTION HEARING SCHEDULED		28-DEC-2015 11:27 AM
Docket Entry:	59-15117059 HEARING ON FEBRUARY 11, 2016 AT 2:30PM IN ROOM 232 CITY HALL, PHILA, PA		
30-DEC-2015 12:30 AM	NOTICE GIVEN		30-DEC-2015 12:30 AM
Docket Entry:	none.		
30-DEC-2015 04:19 PM	REPLY FILED	ITUAH, ABRAHAM	30-DEC-2015 12:00 AM
Documents:	REPLY_30.pdf		
Docket Entry:	59-15117059 PLAINTIFF'S REPLY TO DEFENDANT'S ANSWER TO MOTION TO REDEEM PREMESIS FILED		
22-JAN-2016 01:05 PM	AFFIDAVIT OF SERVICE FILED		22-JAN-2016 12:00 AM
Documents:	AFDVT_31.pdf		
Docket Entry:	OF RULE TO SHOW CAUSE, PETITION AND REPLY BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED UPON DIMITROS DIMOPOULOS AND JAMES J ZWOLAK ON 12/23/16 AND 1/5/16.		
11-FEB-2016 12:01 PM	ANSWER (MOTION/PETITION) FILED	MYLONAS, PETER G	11-FEB-2016 02:29 PM
Documents:	doc20160211120249.pdf Motion CoverSheet Form		
Docket Entry:	59-15117059 ANSWER IN OPPOSITION OF MOTION TO REDEEM PREMISES FILED. (FILED ON BEHALF OF COOL SPACES, LLC AND DIMITRIOS DIMOPOULOS)		
17-FEB-2016 09:46 AM	ORDER ENTERED/236 NOTICE GIVEN	CARPENTER, LINDA	17-FEB-2016 09:50 AM
Documents:	ORDER_33.pdf		
Docket Entry:	59-15117059 THIRD PARTY PURCHASER HAS BEEN GRANTED INTERVENOR STATUS AT THE BAR OF THE COURT. FURTHER HEARING SHALL BE HELD ON MARCH 23, 2016, IN ROOM 232, CITY HALL, AT 1:30 PM IN WHICH THE PARTIES SHALL BE PREPARED TO PRESENT EVIDENCE OF PETITIONER'S RIGHT TO REDEMPTION AND ABILITY TO PAY THE REDEMPTION AMOUNT WITHIN 30 DAYS. THE PARTIES TO ENGAGE IN DISCOVERY ON THE REDEMPTION ISSUES TO BE COMPLETED WITHIN 30 DAYS OF THIS ORDER. THE RIGHT OF REDEMPTION MAY BE LOST IF PETITIONER FAILS TO TIMELY SERVE THIRD PARTY PURCHASER AND THE CITY, WITH A COPY OF THIS RULE AND THE PETITION. ...BY THE COURT: CARPENTER, J., 2/17/16		

17-FEB-2016 09:46 AM	NOTICE GIVEN UNDER RULE 236			18-FEB-2016 09:13 AM
Docket Entry:	NOTICE GIVEN ON 18-FEB-2016 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 17-FEB-2016.			
17-FEB-2016 09:56 AM	MOTION HEARING SCHEDULED			17-FEB-2016 09:56 AM
Docket Entry:	59-15117059 HEARING SCHEDULED FOR 3/23/16 AT 1:30 IN 232 PER JUDGE'S ORDER ISSUED 2/16/16			
19-FEB-2016 12:30 AM	NOTICE GIVEN			19-FEB-2016 12:30 AM
Docket Entry:	none.			
24-FEB-2016 02:39 PM	MOTION/PETITION REPLY FILED	ITUAH, ABRAHAM		24-FEB-2016 12:00 AM
Documents:	REPLM_37.pdf			
Docket Entry:	59-15117059 DEFENDANTS REPLY TO MOTION TO REDEEM PREMISES FILED.			
04-MAR-2016 12:59 PM	AFFIDAVIT OF SERVICE FILED	ITUAH, ABRAHAM		04-MAR-2016 12:00 AM
Documents:	AFDVT_38.pdf			
Docket Entry:	OF REPLY BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED ON 18-FEB-2016.			
21-MAR-2016 01:02 PM	MOTION FOR SANCTIONS	ITUAH, ABRAHAM		21-MAR-2016 12:00 AM
Documents:	MTSAN_39.pdf			
Docket Entry:	60-16035860 RESPONSE DATE 4-11-16.			
21-MAR-2016 01:06 PM	AFFIDAVIT OF SERVICE FILED	ITUAH, ABRAHAM		21-MAR-2016 12:00 AM
Documents:	AFDVT_40.pdf			
Docket Entry:	OF RESPONSE TO PRODUCTION OF DOCUMENTS BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED UPON ATTORNEY FOR PETER MYLONA ON 29-FEB-2016, 9-MAR-2016, 9-MAR-2016, AND 26-FEB-2016.			
28-MAR-2016 12:16 PM	ORDER ENTERED/236 NOTICE GIVEN	CARPENTER, LINDA		28-MAR-2016 12:16 PM
Documents:	ORDER_41.pdf			
Docket Entry:	59-15117059 IT IS HEREBY ORDERED THIS COURT HAS FOUND THE PROPERTY AT ISSUE WAS VACANT NINETY(90) DAYS BEFORE THE SHERIFF SALE AND, THUS, IS NOT SUBJECT TO REDEMPTION FOR THE REASONS SET FORTH ON THE RECORD. THE SHERIFF OF PHILADELPHIA SHALL REMIT ALL EXCESS FUNDS TO THE ORIGINAL OWNER/PETITIONER, ITVAH. JURISDICTION RELINQUISHED.....BY THE COURT: CARPENTER, J. 03/23/2016			

28-MAR-2016 12:16 PM	NOTICE GIVEN UNDER RULE 236			28-MAR-2016 04:49 PM
Docket Entry:	NOTICE GIVEN ON 28-MAR-2016 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 28-MAR-2016.			
30-MAR-2016 09:05 AM	ANSWER (MOTION/PETITION) FILED	MYLONAS, PETER G		30-MAR-2016 09:08 AM
Documents:	doc20160330090552.pdf Motion CoverSheet Form			
Docket Entry:	60-16035860 ANSWER IN OPPOSITION OF MOTION FOR SANCTIONS FILED. (FILED ON BEHALF OF DIMITRIOS DIMOPOULOS)			
01-APR-2016 01:11 PM	POST TRIAL MOTION	ITUAH, ABRAHAM		01-APR-2016 12:00 AM
Documents:	PTTME_44.pdf			
Docket Entry:	20-16046020 MOTION FOR POST-TRIAL RELIEF FILED.			
01-APR-2016 02:16 PM	POST TRIAL MOTION ASSIGNED			01-APR-2016 02:16 PM
Docket Entry:	20-16046020 POST TRIAL MOTION ASSIGNED TO JUDGE: CARPENTER, LINDA . ON DATE: APRIL 01, 2016			
11-APR-2016 02:15 PM	ANS-OPP. TO POST-TRIAL MOTION	MYLONAS, PETER G		11-APR-2016 02:25 PM
Documents:	doc20160411141707.pdf			
Docket Entry:	20-16046020 ANSWER IN OPPOSITION OF POST-TRIAL MOTION FILED. (FILED ON BEHALF OF DIMITRIOS DIMOPOULOS)			
13-APR-2016 02:32 PM	MOTION ASSIGNED			13-APR-2016 02:32 PM
Docket Entry:	60-16035860 MOTION FOR SANCTIONS ASSIGNED TO JUDGE: CARPENTER, LINDA . ON DATE: APRIL 13, 2016			
19-APR-2016 04:38 PM	ORDER ENTERED/236 NOTICE GIVEN	CARPENTER, LINDA		19-APR-2016 04:38 PM
Documents:	ORDER_48.pdf			
Docket Entry:	20-16046020 AND NOW, THIS 15TH DAY OF APRIL, 2016, IT IS HEREBY ORDERED, ADJUDGED AND DECREED THAT THE DEFENDANT'S MOTION FOR POST TRIAL RELIEF IS HEREBY DENIED.... BY THE COURT; CARPENTER,J			
19-APR-2016 04:38 PM	NOTICE GIVEN UNDER RULE 236			20-APR-2016 12:20 PM
Docket Entry:	NOTICE GIVEN ON 20-APR-2016 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 19-APR-2016.			

22-APR-2016 10:57 AM	APPEAL TO SUPERIOR COURT	ITUAH, ABRAHAM		22-APR-2016 12:00 AM
Documents:	APSUP_50.pdf			
Docket Entry:	***** NOTICE IS HEREBY GIVEN THAT ABRAHAM ITUAH APPEALS FROM THE ORDER DATED MARCH 23, 2016 AND DOCKETED ON MARCH 28, 2016 BY JUDGE LINDA CARPENTER. PROOF OF SERVICE FILED*****			
26-APR-2016 04:13 PM	ORDER ENTERED/236 NOTICE GIVEN	CARPENTER, LINDA		26-APR-2016 04:13 PM
Documents:	ORDER_51.pdf			
Docket Entry:	60-16035860 IT IS HEREBY ORDERED AND DECREED THAT THE MOTION IS DENIED. ...BY THE COURT: CARPENTER, J. 4/21/2016			
26-APR-2016 04:13 PM	NOTICE GIVEN UNDER RULE 236			27-APR-2016 08:26 AM
Docket Entry:	NOTICE GIVEN ON 27-APR-2016 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 26-APR-2016.			
27-APR-2016 12:08 PM	FEE PD PURSUANT TO ORDER			27-APR-2016 12:00 AM
Docket Entry:	CHECK NO. 6709 IN THE AMOUNT OF \$85.50 DISBURSED TO SUPERIOR COURT OF PENNSYLVANIA			
13-SEP-2016 10:12 AM	APPEAL DISMISSED/APPELLAT CT			13-SEP-2016 12:00 AM
Documents:	APDSM_54.pdf			
Docket Entry:	AT 1276 EDA 2016.....6/24/16. PER CURIAM			
20-JAN-2017 09:26 AM	PERMISSION TO APPEAL DENIED			20-JAN-2017 12:00 AM
Documents:	APPRD_55.pdf			
Docket Entry:	TO SUPREME COURT AT 182 EM 2016.....12/28/16 PER CURIAM			

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